

Northern Macomb County Citizen Opinion Survey

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Community Partners and Steering Committee Members

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Village of Armada	Nancy Parmenter
Bruce Township	Mark Falker
Lenox Township	Heidi Hannan
Ray Township	Charlie Bohm
City of Richmond	Neil Roberts
Richmond Township	Vern Kulman
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2,261 Residents who completed the survey

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Executive Summary

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Northern Macomb County is experiencing tremendous growth. The effects of growth are viewed by many as an issue. Public officials and community interest groups want data that identifies resident opinions to assist them in decision making and adopting a community course of action.

In an effort to assess future educational needs, Macomb MSU Extension held seven Focus Groups throughout the county. All groups identified growth management as a priority issue. Further information was gained from MSU programs on land use, working with local citizen groups involved in targeted land use efforts and interaction with local elected officials. Macomb MSU Extension identified ways to assist communities with growth and related land use issues in the northern communities.

Macomb MSUE staff were awarded a small grant from the MSUE Community Development Area of Expertise statewide team. Staff approached officials from ten northern communities (the city of Richmond, the townships of Armada, Bruce, Lenox, Ray, Richmond and Washington and the villages of Armada, New Haven and Romeo) to partner in implementing a Citizen Opinion Survey.

Surveys were sent to a random sample of residents taken from each community's assessor's rolls. The usable response rate was 41% representing over 2213 households and potentially twice that number of residents. The data was analyzed for the 10 communities by individual community responses and by total combined responses.

The survey questions were grouped into 7 broad categories: community preferences and concerns; views on growth; environment and natural resources protection; open space and farmland preservation; housing needs; efforts for economic

development; and coordinated planning. In general, this report focuses on the highest ranking items from each question in the survey.

Residents' preferences for selecting a place to live included safety, a quiet place in the country, good schools and small town atmosphere. The top community concerns were identified as traffic congestion, loss of open space and family farms, and rapid residential and commercial growth.

The great majority felt there had been significant growth pressures in the past five years and that it would continue for the next 5 years. At the same time, 55.5% *disagreed* with the statement that "growth had been adequately planned." Over 1/3 of respondents said they would support future development if adequate infrastructure was existing or available. Residents from all communities felt strongly about roads. Improving and/or widening existing roads was ranked the second highest concern and first in financing priority. This question also generated the most written comments.

In eliciting views on protection of natural resources, residents favored the protection of all environmental/natural resources. Activities that received high responses were protecting lake and stream quality, land along river ways and farmland from development.

Three top reasons were identified for protecting open space and farmland. They were to protect rural character, to maintain environmental benefits and to slow down and control growth. Open space and natural areas preservation programs were identified as a top priority for future funding. Respondents rated possible options to protect farmland as: providing reduced property taxes; limiting the number of new homes in rural areas; and paying farmers who voluntarily agree to protect farmland.

Residents identified agricultural product processing, commercial/retail businesses and farming as activities they felt time and money should be directed toward attracting. Road repair and maintenance, emergency services including police and fire protection, and natural areas and open space preservation programs were selected as the three top priorities when looking at future funding of services.

The four top barriers to land use challenges were interrelated. The highest barrier, “pressure from developers” is, in part, the result of the next three barriers, respectively: poor public understanding of land use issues, lack of planning, and lack of adequate planning and zoning coordination with adjoining communities. Survey respondents (84%) overwhelmingly favor coordinated planning with adjacent communities.

The data provides direct, practical, reliable citizen feedback for public officials, community leaders and residents. Community partnering, citizen involvement and the exchange of information exemplify MSUE’s mission: *“Helping people improve their lives through an educational process that applies knowledge to critical issues, needs and opportunities”*.

This report does not represent any one point of view. The intent was to interpret each communities’ response data as a community and as a whole for the northern tier of municipalities. Every effort was made to be inclusive. The report reflects the views and opinions of the residents of northern Macomb communities. We appreciate the time and effort of the 2213 residents who shared their opinion through this survey process.

Responses suggest and indicate the need for public education on land use and local government decision making. It is hoped the survey results will promote additional communication and involvement of residents in the democratic process of governance. Thomas Jefferson stated, *“I know of no safe depository of the ultimate power of the society but the people themselves, if we think them not enlightened enough to exercise their control with a wholesome discretion, the remedy is not take it from them, but to inform their discretion.”*

Introduction

Macomb County has abundant natural resources that make it a unique and productive place to live, work and play. Some of those resources include fresh water, diverse landscape and good, rich soils. These resources make it possible for residents to work at jobs they enjoy and live in areas that allow them to recreate “at home.”

Historically, northern Macomb County has been rural, sparsely populated with agriculture as the major economic base. Its rich soils, wetlands and river tributaries make it prime area for competing uses.

Over the past 20 years, the county and its communities have seen significant changes in its population. Major thoroughfares, including I-94, M-59, M-53, M-97, Gratiot Ave and Mound Road provide an easy commute from north to south and east to west. The county population increased approximately 9% from 1990 to 2000. The northern 10 communities in the survey increased in population nearly 25%.

Macomb County is the 3rd largest county by population in the state, surrounded by Wayne County to the south, Oakland County on the west and Lake St. Clair as its east border. However, only 5 Michigan counties are smaller in square miles than Macomb. These two factors in combination increase growth pressures on community services exponentially.

Macomb County consists of twenty seven municipalities which includes 12 cities, 12 townships and 3 villages. Macomb County also has the 3rd and 5th largest cities in Michigan (Warren, Sterling Heights), the largest township (Clinton) and the fastest growing township (Macomb) in the state based on population. The growth in these adjacent communities impacts communities in the survey area. Recent census data indicate that the northern communities are experiencing significant migration from affluent Oakland County residents as well as from residents from other Macomb communities.

The northern communities in the survey account for approximately 48% of the land mass of the county and 7.8% of the population. Looking at housing density per square mile, the northern communities have from 28 to 794 units per square mile compared to 1,669 to 2,737 units per square mile in the southern communities.

Macomb County has a diverse economic base which benefits all areas of the county. Over half the Clinton River watershed and 29 miles of Lake St. Clair shoreline are in the county. It has more registered recreational boats than any other county in the state. Manufacturing is still a primary industry in the county with the auto industry and its subsidiaries leading the way. Macomb County Agriculture ranks #1 in the production of 6 different crops, ranging from vegetable to landscape plants. In addition, the northern communities beautiful scenic landscapes, trails, rural atmosphere and agri-tourism are highly valued by residents county-wide and provide dollars to the local economy.

Citizens throughout Macomb County indicate that community growth and land use are areas of concern. Public officials face critical land use decisions without the benefit of residents’ preferences input. These consequent land use choices have significant impact on community tax levels and the quality of life in each community.

Based on the need for citizen information and community wide concern, Macomb Extension staff linked with MSU campus and partnered with local public officials to conduct a resident opinion survey. The survey includes responses from the following 10 northern communities: City of Richmond, the Townships of Armada, Bruce, Lenox, Ray, Richmond, and Washington and the Villages of Armada, New Haven and Romeo.

This effort will provide critical citizen opinion data for officials regarding desired growth, favorable community factors, protection of local natural resources, desire for coordinated planning, prioritization of effort and willingness to support desired outcomes financially.

Survey Development

Purpose of Study

Growth pressures in the northern communities have escalated over the past few years. Many residents want to maintain the rural, small town character of the communities into which they moved. They also want to keep costs at a reasonable level. Also, farmland and open space protection are issues due to the limited prime soils still available and environmental impacts of development.

Based on information gained from MSU programs on land use, working with local citizen groups involved in targeted land use efforts and interaction with local elected officials, Macomb MSU Extension recognized a need to assist communities with growth issues in the northern communities. Through dialogue with community leaders, it was discovered that, while these leaders had concerns and opinions about growth and development issues, they had no conclusive feedback from residents to support their beliefs and decisions about directions for future development.

Methods

With a small grant from the MSUE Community Development Area of Expertise (AoE) team, Extension approached the 10 northern county communities about partnering to develop and disseminate a citizen opinion survey to residents in each participating community. Communities included in the survey results were Village of Armada, Armada Township, Bruce Township, Lenox Township, Village of New Haven, Ray Township, City of Richmond, Richmond Township, Village of Romeo and Washington Township.

The survey consisted of 26 questions: 15 content questions and 11 demographic questions. The questions were adapted from a variety of land use surveys developed and used by MSUE campus and field staff throughout the state. The questions were chosen to elicit citizen views on growth concerns, types of growth needed, use and protection of resources, housing needs and coordinated planning efforts. A work group was organized, consisting of one representative from each partner

community. The work group, along with Extension staff, drafted the final survey document, reviewed the survey cover letter and determined the mailing label list to yield the most representative sample of residents. Because most questions were drawn from other MSUE surveys conducted around the state, and given limited resources and time constraints, the work group chose to administer the final questionnaire directly to residents without further field testing.

Data Collection and Analysis

In conjunction with Campus specialists, the random selection process and appropriate sample numbers were determined. To insure that the required response rate was achieved, a larger sample size was used. 5420 surveys were mailed to residents in the 10 communities. 2406 surveys were returned and 2213 usable surveys were included in the summary and analysis of responses.

The communities decided to use the assessor rolls as the survey population since that would reach the largest number of residents in the community. A limitation of this decision meant, however, that most survey respondents were landowners (99.3%) rather than renters (.7%). The overall response rate (usable surveys) was 41% (2213/5420). Response rates ranged from 28% in the Village of New Haven to 51% in Bruce Township. The total number of responses to each question varied due to non responses by some respondents to the questions.

The response rate of 41% for that sample size, over 2200, suggests that the results are credible, reliable and generalized to the population of homeowners in these communities. Survey data was analyzed using the Statistical Package for the Social Sciences (SPSS/PC+) computer software program. Descriptive statistics such as frequency counts, percentages, medians, means and standard deviations were used to analyze the data. Cross-tabulations, graphs and charts were developed to assist in data comparison and analysis of each community's survey response.

Results

The *Northern Macomb County Citizen Opinion Survey* results document by community and by the northern ten communities as a whole, citizens' concerns about growth, their desires about types and amount of growth desired, protection of local and natural resources, willingness to participate in future planning efforts, funding preferences and coordination with other communities.

Table 1 provides an overview of survey returns. Figure 1 illustrates each community's percentage of total responses received. Note: The abbreviations in Figure 1 are keyed to the community names in Table 1.

The data provides direct, practical, reliable citizen feedback for public officials, community leaders and residents. Responses suggest the need for general public education on land use and local government decision making. It is hoped the survey results will promote additional communication and involvement of residents in the democratic process of governance.

Figure 1: % of Community Response of the Total

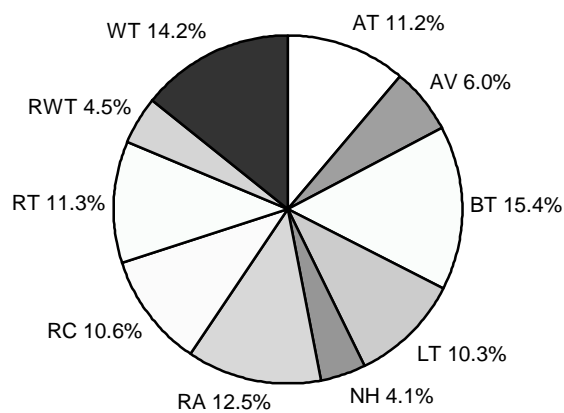
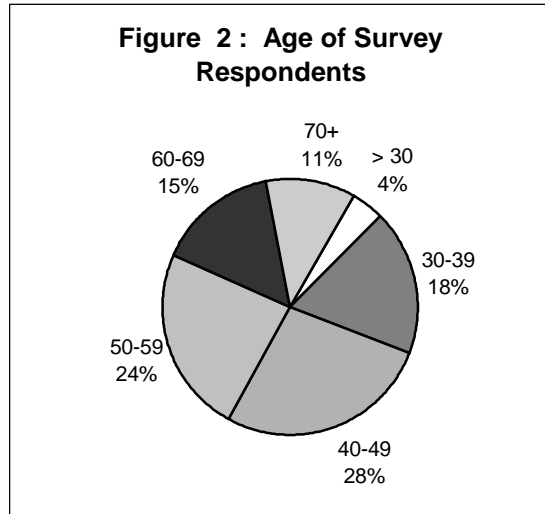


Table 1: Total Survey Response Rate

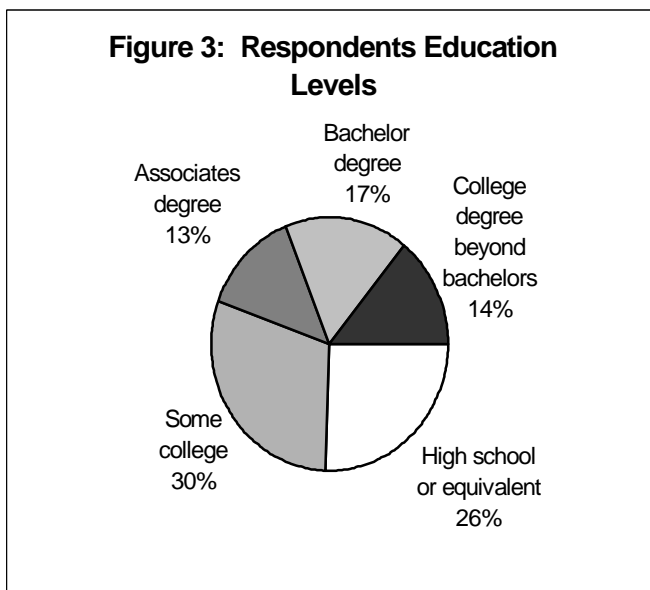
Community	Amount Originally Mailed	Total Responses	Returned Defective	Valid Usable Surveys	% of Total Usable Responses
Armada Twp -AT	600	255	8	247	41.2%
Armada Village -AV	398	138	5	133	33.4%
Bruce Twp -BT	668	351	11	340	50.9%
Lenox Twp—LT	654	231	2	229	35.0%
New Haven—NH	325	90	0	90	27.7%
Ray Twp—RA	601	278	2	276	45.9%
Richmond City of -RC	675	237	2	235	34.8%
Richmond Twp—RT	576	256	7	249	43.2%
Romeo—RWT	249	102	3	99	39.8%
Washington Twp—WT	674	323	8	315	46.7%
Total	5420	2261	48	2213	40.8%

Participant Profile

Of 2213 usable responses to the survey, 51.7% were male and 48.3% were female. 52% of the respondents were 40 to 59 years of age. See Figure 2.

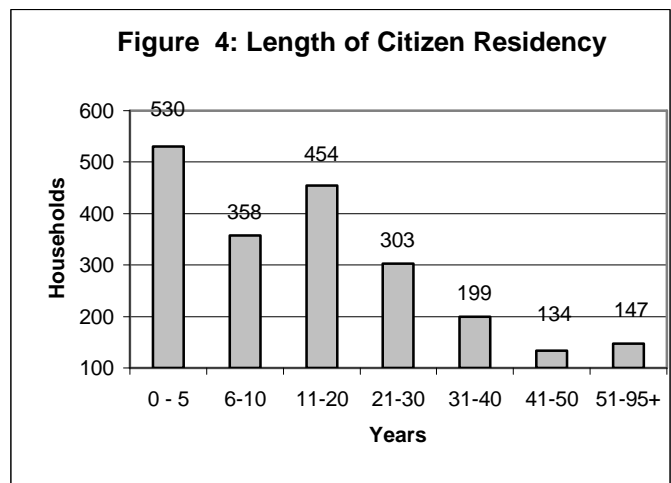


Of those who responded, 74% indicated they had some college education, 17% had Bachelor's degrees and 14% had post-bachelor's degree. See Figure 3. These higher educational levels may explain potentially higher incomes that match the higher new housing prices in the area.



Over 71% of the citizens indicated an annual income over \$50,000 which is likely due to the higher than average education level. 13.4% had less than \$35,000 annual income.

Nearly every resident (99%) lives in the community year round. 99.3% of respondents own their residence with 0.7% renting. 41.7% of those responding indicated they had lived in the community 10 years or less and 25% indicated 5 years or less. These newer residents are indicative of the growth rate. See Figure 4.



Housing choices :

- 36.5% reside in single family homes,
- 5.9% in condos/apartments,
- 33.3% live on lots less than 5 acres,
- rural or subdivision
- 15.8% live on large, rural, non farm lots of 5 acres and more
- 5.2% live on operating farms

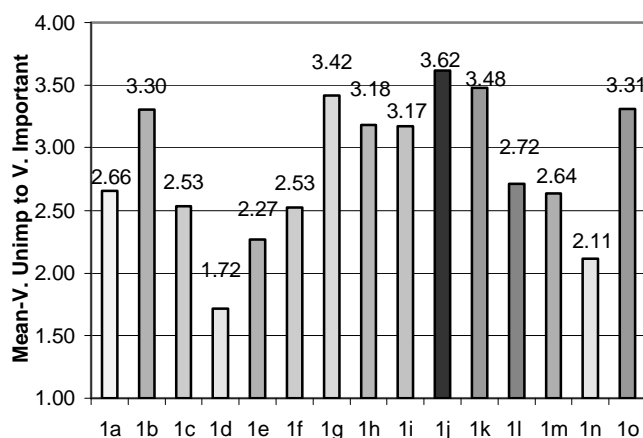
The 2000 census documents Macomb's diverse population. There is representation from these populations similar or even higher than county demographics. Survey results reflect the following ethnic responses :

- .4% Asian
- .7% Black
- .9% Native American Indian
- 1.8% Spanish origin
- 95.2% White
- .9% Other

Section 1: Preferences and Concerns

Residents were asked what factors affected their choices of where to live. They indicated the importance of 15 factors impacting their decisions. The choices are reflected in Table 2, Figure 5. Factors were ranked using a scale of 1 to 4, where 1 represented very unimportant and 4 represented very important. Five top factors were consistently identified by respondents from all communities as important in their decision of where to live: *Public safety/crime*; *Quiet place in the country*; *Good schools*; *Small town atmosphere*; and *Affordable home prices*. Table 2 provides the mean ranking for all factors.

Figure 5: Factors in Where to Live



Residents were asked to indicate their level of concern regarding 13 issues in their communities today. Concerns included both concrete items such as *Traffic congestion*, as well as more elusive items, such as *Loss of sense of community*. Priority concerns included:

- loss of open space;
- traffic congestion;
- rapid residential growth;
- loss of family farms; and
- rapid business or commercial growth.

See Table 3, Figure 6.

Figure 6: Community Concerns

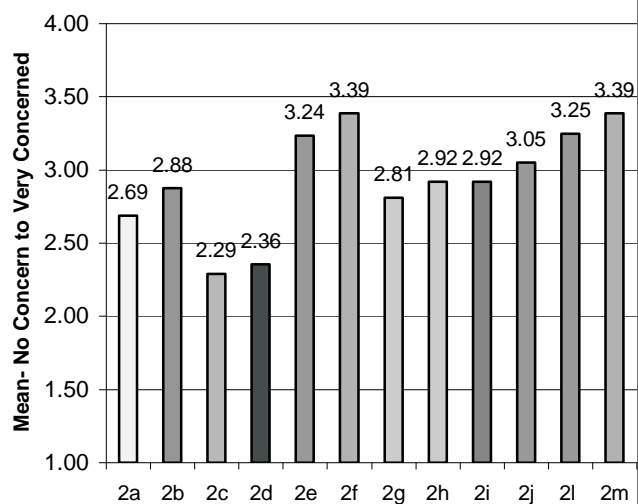


Table 2: Factors in Where to Live		Mean	Rank
1a	Access to Shopping	2.66	9
1b	Affordable home price	3.30	5
1c	Close to Work	2.53	11
1d	Commercial Airport Access	1.72	15
1e	Cultural Opportunities	2.27	13
1f	Family in Area/Grew Up Here	2.53	12
1g	Good Schools	3.42	3
1h	Health Care	3.18	6
1i	Improved Roads	3.17	7
1j	Public Safety/Crime	3.62	1
1k	Quiet Place in the Country	3.48	2
1l	Recreational Opportunities	2.72	8
1m	Sewage/Water Treatment	2.64	10
1n	Site Near or With Water Access	2.11	14
1o	Small Town Atmosphere	3.31	4

Table 3: Community Concerns		Mean	Rank
2a	Deterioration of downtown areas	2.69	10
2b	Fragmentation of land by low density development	2.88	8
2c	Lack of affordable housing	2.29	12
2d	Lack of park and recreational facilities	2.36	11
2e	Loss of family farms	3.24	4
2f	Loss of open space	3.39	1
2g	Loss of outdoor recreation areas	2.81	9
2h	Loss of sense of community	2.92	6
2i	Loss of wetlands	2.92	7
2j	Rapid business and/or commercial growth	3.05	5
2k	Time spent commuting to work	2.28	13
2l	Rapid residential growth	3.25	3
2m	Traffic congestion	3.39	2

Section 2: Perceptions Regarding Community Growth

Residents were asked to indicate their opinions regarding growth in the community by using a scale of 1 to 4 where 1 meant strongly disagree and 4 meant strongly agree. 90% agreed or very strongly agreed that *There had been significant growth pressures in their community in the past 5 years*. 95.6% felt that *Growth pressures would increase significantly in the next 5 years*. When asked their perception about past and current planning, 55.5% felt development had not been well planned, compared to 44.5% who felt development was well planned. Note that 19.9%

strongly disagreed that development was “well planned” while only 7.1% *strongly agreed* that development was “well planned”. Nearly 3 times as many respondents felt strongly that planning efforts were not sufficient. See Table 4, Figure 7.

When asked their feelings on future growth, over 38% of the total respondents indicated they would *Encourage development provided that adequate utilities, roads, schools, fire and police service existed or was available*. 23.5% of respondents were *Satisfied with the current rate of growth in their community* and 24% felt that *Their community should attempt to stop all new development*. See Table 5, Figure 8.

Figure 7: Past/Current Growth

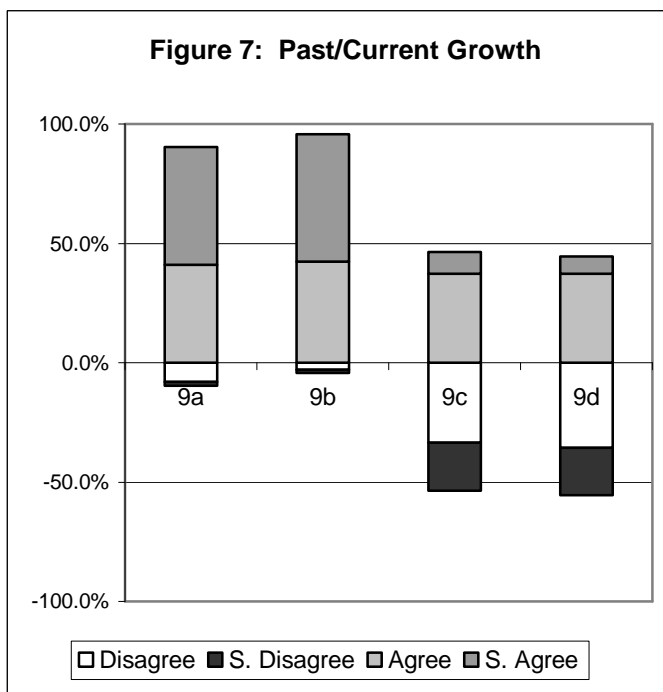


Figure 8: Future Growth

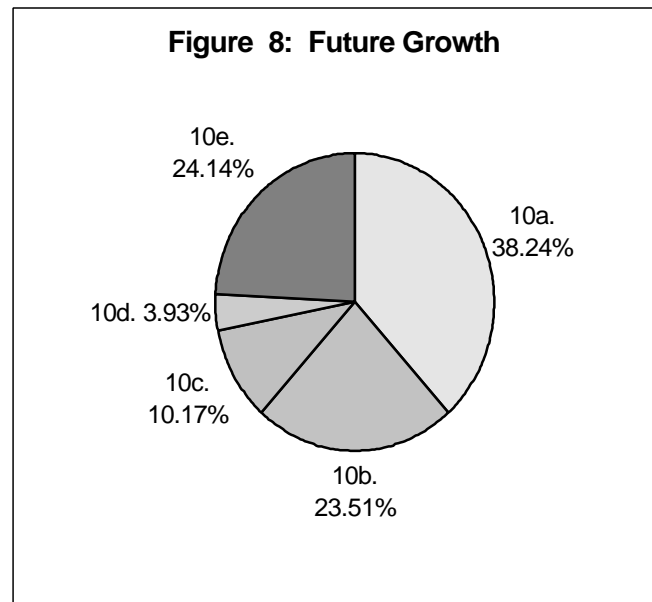


Table 4: Past/Current Growth		Disagree		Agree	
		-1	-2	+3	+4
9a	There has been significant growth pressure in my community during the past five years	32 1.6%	164 8.8%	842 41.0%	1016 49.5%
9b	Growth pressure in my community will increase significantly in the next five years	28 1.3%	64 3.1%	881 42.3%	1108 53.2%
9c	There have been adequate restrictions on development in my community during the last 5 years	373 20.1%	624 33.6%	693 37.3%	166 8.9%
9d	For the past five years development in the community has been well planned	357 19.9%	639 35.6%	671 37.4%	128 7.1%

Table 5: Future Growth		No.	%	Rank
10a	I encourage development provided that adequate utilities, roads, schools, fire and police services, etc are existing or available.	795	38.24	1
10b	I am satisfied with the current rate of growth of our community.	490	23.51	3
10c	I believe that growth should take its own course with as little government interference as possible	212	10.17	4
10d	I would like to see the community actively encourage growth	82	3.93	5
10e	The community should attempt to stop all new development	503	24.14	2

Traffic congestion had been identified as a significant issue through numerous local surveys. Responses confirmed congestion once again as a problem. It ranked second in overall concerns. See *Section 1* (p.7). 75% of Macomb residents work in the county, so local movement, particularly east and west, was mentioned. See Table 6, Figure 9.

Respondents were asked how they thought government should improve the road system. Residents were asked to rank need on a scale of 1 (no need) to 4 (great need). They also were given the opportunity to add comments through an “other” category.

Respondents ranked *Improve existing roads* and then *Widen existing roads* as the highest preferences with mean scores over 3. Citizens from all ten communities identified *Improve existing roads* as their number one choice for government attention.

Concern about roads elicited the most written comments. Some residents in every community had additional thoughts about the current and future state of local roads. Comment themes were:

- maintain dirt & gravel roads better or pave them
- expansion of M-53 to Imlay City
- repair of bridges
- increase signage and traffic lights for safety
- repair and maintain before making new roads

See the appendix for a complete list of comments.

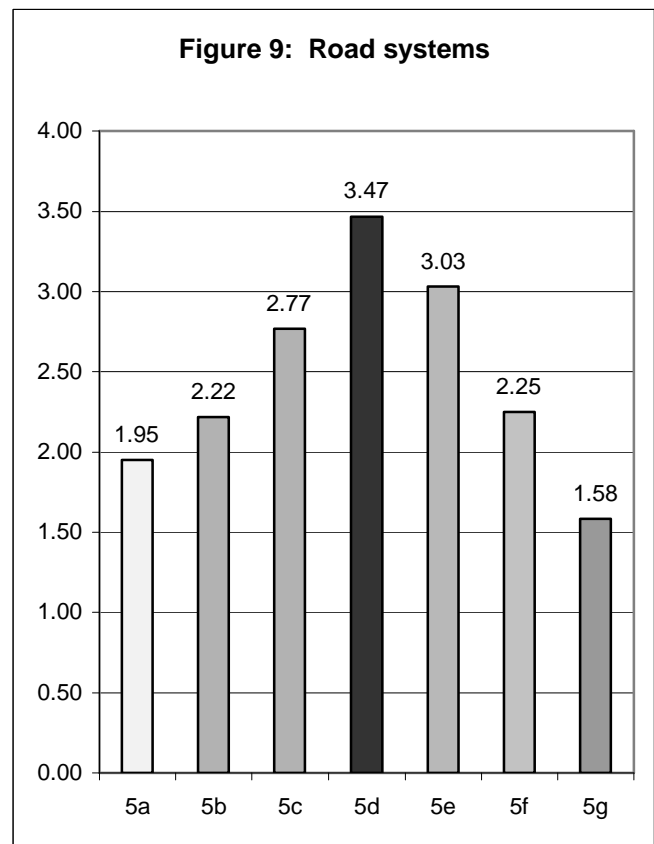


Table 6: Road Needs		Total	No Need		Low Need		Need		Great Need		Mean	Rank
			1	%	2	%	3	%	4	%		
5a	Build freeways	2036	947	46.5%	492	24.2%	347	17.0%	250	12.3%	1.95	6
5b	Build new roads	2027	660	32.6%	575	28.4%	483	23.8%	309	15.2%	2.22	5
5c	Encourage the expansion of some roads to highways (such as M-59)	2074	350	16.9%	364	17.6%	775	37.4%	585	28.2%	2.77	3
5d	Improve existing roads	2140	49	2.3%	148	6.9%	691	32.3%	1252	58.5%	3.47	1
5e	Widen existing roads	2091	176	8.4%	385	18.4%	726	34.7%	804	38.5%	3.03	2
5f	Expand public bus or transit system	2023	596	29.5%	625	30.9%	505	25.0%	297	14.7%	2.25	4
5g	Airport expansion	1923	1121	58.3%	564	29.3%	157	8.2%	81	4.2%	1.58	7

Section 3 : Environment & Natural Resources Protection

In identifying what features their communities should be involved in protecting from development and fragmentation, residents ranked nine items on a scale of 1 (very unimportant) to 4 (very important). This was the only question in the survey where all response choices were ranked favorable and above.

All water quality items ranked in the top 5. Protection of *Lake and stream water quality* scored the highest with 73% of survey respondents ranking it very important and 22% as important. See Table 7, Figure 10.

Figure 10: Protecting Resources

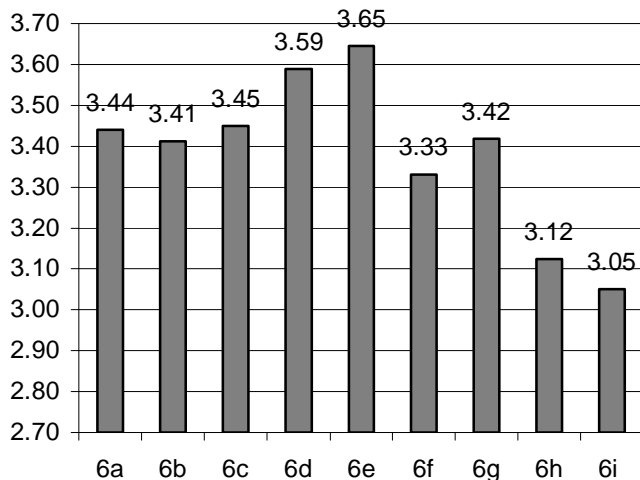


Table 7: Protecting Resources

Question	Total	% 1	% 2	% 3	% 4	Mean
6a Rural character	2092	4.8	4.5	32.6	58.1	3.44
6b Farmlands	2114	4.8	6.9	30.6	57.7	3.41
6c Woodlots	2101	4.2	5	32.6	58.3	3.45
6d Groundwater resources	2092	3.5	2.5	25.5	68.5	3.59
6e Lake/stream water quality	2102	3.6	1.4	21.9	73.1	3.65
6f Scenic views	2067	4.2	9.1	36.2	50.6	3.33
6g Wildlife and wetland habitat	2083	4.3	6.8	31.6	57.3	3.42
6h Existing downtown area	2061	6.5	12.0	44.1	37.4	3.12
6i Recreational sites/area	2057	6.1	15.6	45.6	32.8	3.05

1=V. Unimportant 2=Unimportant 3=Important 4=V. Important

Respondents were then asked to prioritize different development and protection activities on a scale of 1 (no priority) to 4 (high priority). The four out of 9 items identified as “protecting” features vs. “building” or “expanding” were ranked as moderate to high priority. *Protecting woodlands*, *Protecting land along riverways*, *Protecting farmland from development* and *Preserving wetlands and marshes* received from 81% to 92% moderate and high priority responses from citizens. These correlated to the top items in question 6 (Table 7) although they ranked in a different order. Residents chose protection and preservation over expansion and building even for public use and recreation. See Table 8, Figure 11.

Figure 11: Community Effort Priorities

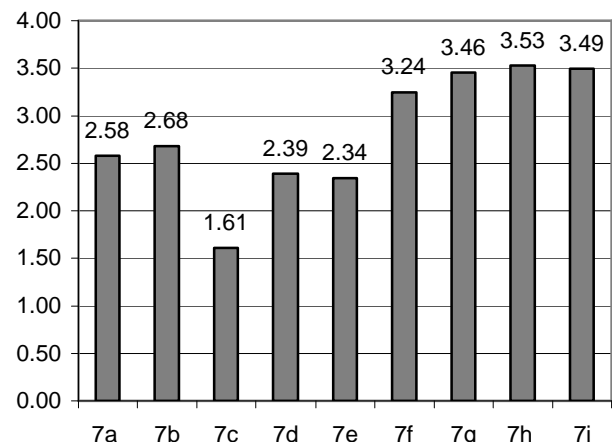


Table 8: Community Effort Priorities

		Mean	Rank
7a	Building more parks for sporting activities and family outings	2.58	6
7b	Building more hiking and biking trails	2.68	5
7c	Building public golf courses	1.61	9
7d	Expanding existing state parks	2.39	7
7e	Expanding public hunting and fishing opportunities	2.34	8
7f	Preserving wetlands and marshes	3.24	4
7g	Protecting farmland from development	3.46	3
7h	Protecting wood lands	3.53	1
7i	Protecting land along river ways	3.49	2

Citizens were asked to identify barriers to meeting land use challenges by selecting any items from eight options. They also had an opportunity to provide written comments. Citizens responded very clearly. They identified *Pressure from developers*, *Poor public understanding of land use issues* and *Lack of adequate planning*. The top three barriers received over 50% of all responses to that question. The *Lack of adequate planning* correlated to the results in Section 3, question 9 where less than half of all respondents felt development had been well planned during the past 5 years. See Table 9, Figure 12.

The written comments had two connected themes: 1) keep the community rural and 2) there is too much development so no new development was wanted or needed. Frustration was also expressed with the court system, the time and cost associated with litigation as well as the perceived lack of understanding of local zoning and wishes of the community compared to more influential moneyed developers.

Lack of planning and zoning coordination with adjacent communities ranked 4th out of 8 choices. It should be noted that responses 2 through 4, *Poor public understanding of land use issues*, *Lack of adequate planning* and *Lack of planning and zoning coordination with adjoining communities*, can be addressed by local leaders at the community level and in partnership with other government organizations, such as MSUE or the County Planning and Economic Development Department. Increased communication and coordination will also be a result of recently passed state legislation. This could have a positive impact on reducing pressures from developers in the future.

The consistently high response rate from all communities identifying *Poor public understanding of land use issues* indicated a need for educational programs on land uses. The challenge is to increase the public interest in a manner that activates their voiced support for managed growth and protection of the community's natural resources. For a complete list of comments, see the Appendix, Section 5.

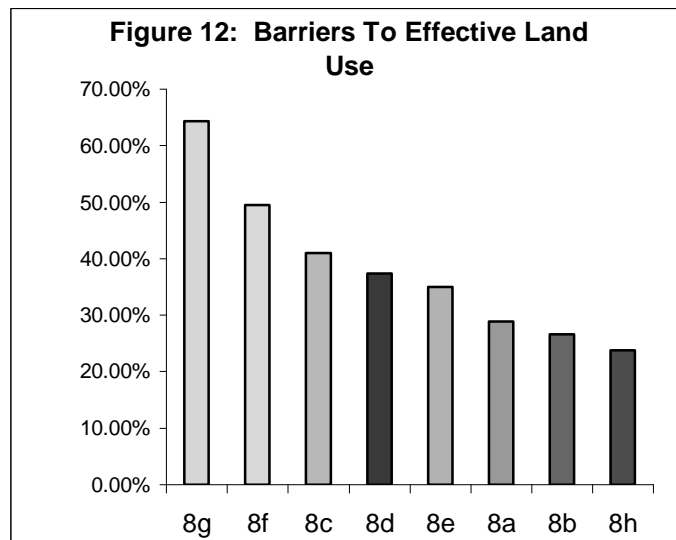


Table 9: Barriers To Effective Land Use		No.	% of 2213	Rank
8g	Pressure from developers	1423	64.30	1
8f	Poor public understanding of land use issues	1096	49.53	2
8c	Lack of adequate planning	909	41.08	3
8d	Lack of planning and zoning coordination with adjoining communities	829	37.46	4
8e	Poor public support for difficult land use decisions	777	35.11	5
8a	Lack of adequate enforcement of regulations	639	28.87	6
8b	Lack of adequate land use regulations	587	26.53	7
8h	Too much state and federal regulation	526	23.77	8

Section 4 Open Space, Natural Areas and Farmland Preservation

Results from other surveys completed around the state indicated support for open space, farmland and natural areas protection. Assuming Macomb residents may also support these land uses, this survey asked why these areas should be protected and what protection approaches they would support.

Using a scale of 1 to 4, 1 being very unimportant and 4 being very important, 3 reasons were clearly identified as important/very important in protecting open space and natural areas:

1. To preserve the rural character of the community, 92%
2. To maintain the environmental benefits of open space, 91%
3. To slow down and control growth, 85%

Choices #1 and #2 were very close in total favorable responses. The difference appears in the very important percentages. *To preserve the rural character of the community* received 61%

very important responses compared to 53% for *To maintain environmental benefits of open space* and 54% *To slow down and control growth*. See Table 10.

The importance of open space and natural areas protection has been identified in several previous sections. *Section 1* results had *Loss of open space* as the #1 concern by residents. In *Section 3*, residents ranked all natural and environmental areas as important to protect from fragmentation and development. The results from this section further indicated that open space and natural areas were important in and of themselves but also as part of how the residents defined their rural character.

Table 10: Open Space/Natural Areas Protection		Total	%1	%2	%3	%4	Mean	Rank
11A	To provide more park space for family outings and sporting activities	2055	11	28	45	16	2.66	4
11B	To expand public access for recreational opportunities	2031	11	32	45	12	2.58	6
11C	To maintain hunting and fishing opportunities	2027	13	28	39	20	2.66	5
11D	To maintain environmental benefits of open space (watershed protection, natural areas, wildlife habitat)	2099	3	6	38	53	3.42	2
11E	To preserve the rural character of the community	2123	3	6	31	61	3.50	1
11F	To slow down and control development	2094	5	10	31	54	3.34	3
1= V. Unimportant 2=Unimportant 3=Important 4=V. Important								

Residents were given 6 options on ways to protect farmland. They could choose no support (1), some support (2) or support (3) for each option. Of the 5040 total “support” responses (see Table 11) for all 6 options, the following 3 options received 75% of all the support responses:

- Provide reduced property taxes to farmers who voluntarily agree not to develop their land, 27%
- Limit the number of new homes in rural areas through stricter land use and zoning regulations, 26.6%
- Pay farmers who voluntarily agree to permanently protect farmland from future development through a conservation easement (PDR), 21.4%

These were all viable options, some of which were currently being used around the state. It is interesting to note that while they supported reduced taxes to some segments of the community or purchase of development rights, they only gave some support to a fee or tax to accomplish the options they selected.

Respondents emphatically did not want to *Allow developers to build more homes than zoning currently allows in exchange for financially supporting farmland preservation programs*. Nearly 77% indicated no support for this option. They were divided on *Direct or encourage more development in and around existing cities/villages* (urban growth boundaries). They had 35% no support, 36% some support and 29% support.

Of the 4 cities and villages in the survey, only 1 supported directing more development around an existing municipality. See Table 11, Figure 13.

These answers may suggest that citizens did not fully understand the concepts of density bonuses or urban growth boundaries which relates back to *Section 3* where they identified *Poor public understanding of land use issues* as a barrier to land use.

Figure 13: Farmland Preservation Options

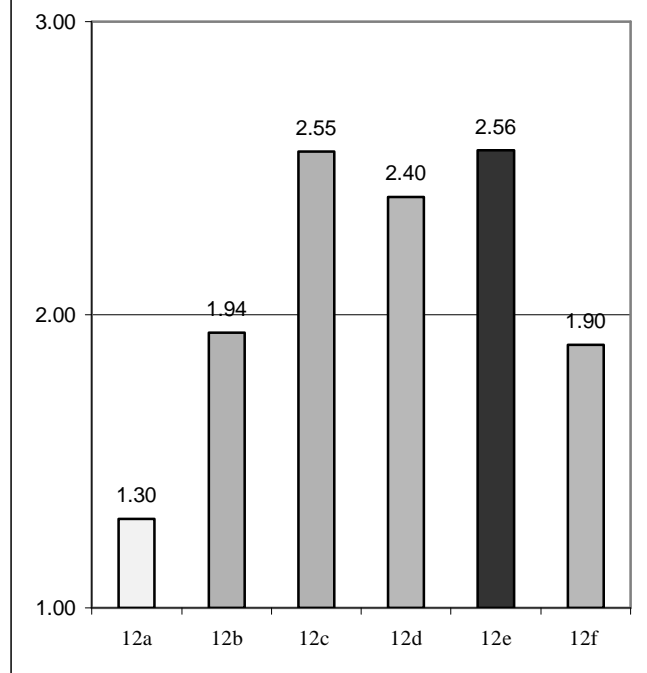


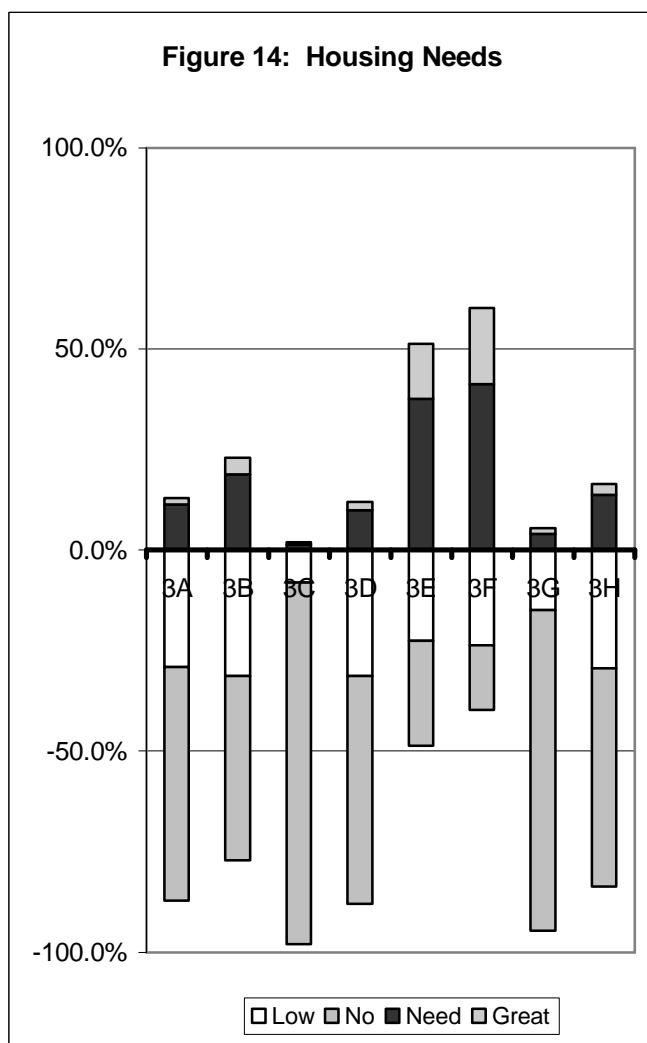
Table 11: Farmland Preservation Options		Total	No		Some		Support		Mean	Rank
			1	%1	2	%2	3	%3		
12a	Allow developers to build more homes than zoning currently allows in exchange for financially supporting farmland preservation programs	1868	1436	76.9%	300	16.1%	132	7.1%	1.30	6
12b	Direct or encourage more development in and around existing cities and/or villages	1927	675	35.0%	693	36.0%	559	29.0%	1.94	4
12c	Limit the number of new homes in rural areas through stricter land use and zoning regulations	2004	229	11.4%	434	21.7%	1341	66.9%	2.55	2
12d	Pay farmers who voluntarily agree to permanently protect farmland from future development through a conservation easement	1898	319	16.8%	498	26.2%	1081	57.0%	2.40	3
12e	Provide reduced property taxes to farmers who voluntarily agree to not develop their land	2004	240	12.0%	403	20.1%	1361	67.9%	2.56	1
12f	I would support a modest fee or tax if it could really help preserve farmland	1887	759	40.2%	562	29.8%	566	30.0%	1.90	5

Section 5: Housing

When asked about the types of housing needed in the communities, the overall sentiment was low need for nearly all types of housing. Percentages of no/low need responses peaked with combined high of 98.1% for *Mobile home parks*. Only two of the housing choices had more than 50% of the responses indicating a need or great need: *Single family homes* and *Retirement housing*. One possible conclusion from this overwhelming response is that any type of housing means more development. These results seem to indicate that respondents are not anti- housing - they are anti-development. If new housing occurs, the preference is higher cost single family homes, condos or retirement homes to preserve property values. See Table 12, Figure 14.

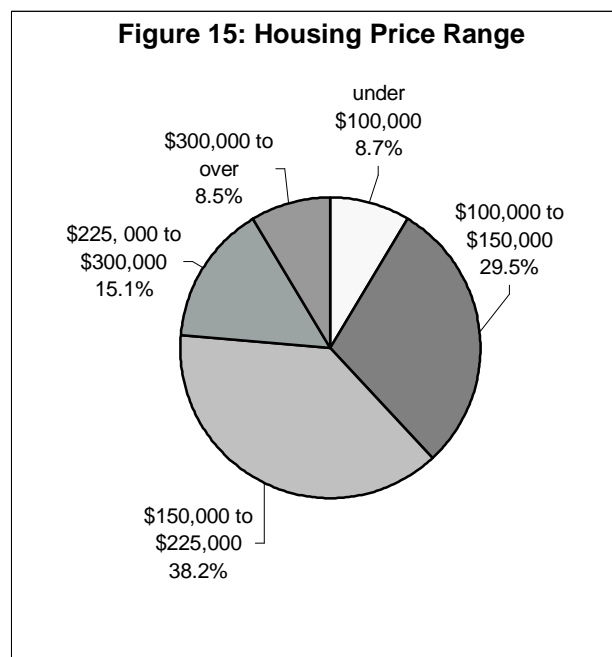
Table 12: Housing Needs		Total	No	Low	Need	Great	Mean
3A	Apartments	2069	58.1%	29.0%	11.4%	1.5%	1.56
3B	Condo	2079	45.7%	31.4%	18.9%	4.0%	1.81
3C	Mobile Home Parks	2111	89.9%	8.2%	1.3%	0.6%	1.13
3D	Rental Homes	2059	56.7%	31.3%	10.0%	2.0%	1.57
3E	Retirement Housing	2106	26.0%	22.6%	37.5%	13.9%	2.39
3F	Single Family	2063	16.1%	23.8%	41.3%	18.9%	2.63
3G	S/D wide mobile homes on private lots	2088	79.6%	15.0%	4.1%	1.3%	1.27
3H	Manuf. Homes	2060	54.2%	29.4%	13.7%	2.7%	1.65

Figure 14: Housing Needs



Residents were asked to choose one category of housing cost range needed in their community from five options. Responses based on cost reflected the previous questions' responses. Housing from \$150,000 to \$225,000 ranked #1 in the total responses with 38.2%. \$100,000 to \$150,000 ranked second at 29.5%. This is compatible since the median county income is approximately \$52,000. See Figure 15.

Figure 15: Housing Price Range



Section 6: Efforts for Economic Development

Looking to the future of their communities, citizens indicated their preferences for where public officials should place efforts in attracting economic growth. They rated the amount of effort on a scale of 1 (no effort) to 4 (high effort) for seven items. Only one choice ranked above 3.0 which was moderate effort.

Farming ranked first with 41.8% recommending high effort and another 39% wanting moderate effort. Choices that ranked 2nd and 3rd were *Agricultural product processing* and *Commercial/retail businesses*. This indicated that survey respondents realized a need for agricultural suppliers and increased local processing to increase the stability of farming in the county.

Conversely, *New housing development* ranked last in all but one community with only 14.6% wanting moderate effort and 3.9% wanting high effort. See Table 13, Figure 16.

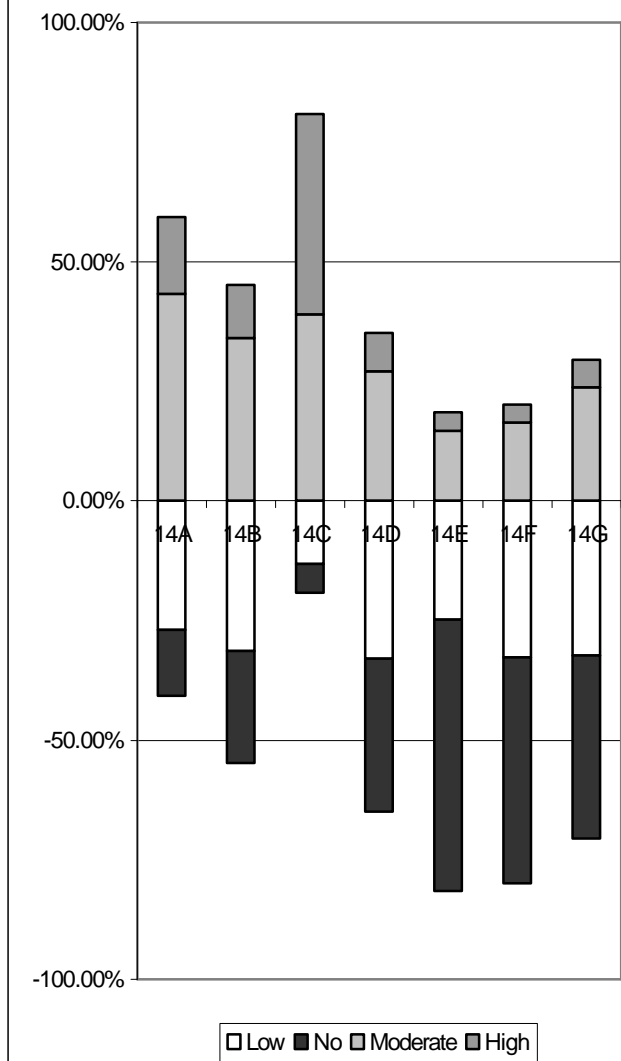
NOTE: The data and percentages for the *New housing development* was probably lower than normal due to a printing error on the survey. It may have confused some respondents and they simply did not answer that item on the survey.

Written comments outlined many thoughts on community needs, such as:

- Allow only minimum lot size (2.5 acres) to retain rural, country atmosphere
- Increase tax base through light industry, manufacturing to reduce residential taxes
- Need additional retail business: restaurants, shops, hotels, etc.

See the Appendix for a complete list of comments

Figure 16: Future Community Efforts



	Total	%1	%2	%3	%4	Mean	Rank
14A Agriculture product processing	1865	13.57%	27.08%	43.22%	16.14%	2.62	2
14B Commercial/retail business	2032	23.52%	31.30%	34.01%	11.17%	2.33	3
14C Farming	2034	5.95%	13.27%	38.99%	41.79%	3.17	1
14D Light manufacturing	2019	31.85%	33.04%	27.04%	8.07%	2.11	4
14E New housing development (subdivision)	1249	56.69%	24.82%	14.57%	3.92%	1.66	7
14F Resort and related business	2019	47.35%	32.64%	16.30%	3.71%	1.76	6
14G Tourism	2001	38.18%	32.33%	23.84%	5.65%	1.97	5

Citizens were asked about the extent of their support for public financing to pay for 13 activities. Residents indicated their level of support using a three point scale: 1 was don't support, 2 was support and 3 was strongly support. They also had a *no opinion* option. The results were grouped in two's in the mean ranking.

1. Road repair and maintenance, #1 at 2.56
Emergency services, #2 at 2.54.
2. Natural areas/open space preservation, #3 at 2.35, Recycling, #4 at 2.34
3. Farmland preservation, #5 at 2.23
Land use planning and zoning, #6 at 2.22

In the top 3 groupings, the first group had nearly 2 to 1 more "strong support" to "support" responses. In the second group, the strong support and support responses were nearly even. In the third group, support responses outnumbered strong support by significant margins. Refer to Table 14.

The results relate to the responses on roads and traffic in *Section 2* where the top 2 items were *Improve existing roads* and *Widen existing roads*. Based on this combined information, it suggested that residents would be willing to pay for more road improvements throughout the communities.

There were a number of written comments from residents who responded about current taxes. Overwhelmingly, they felt taxes were too high and actions needed to be taken to reduce current levels. Factories and/or light industry were the two suggestions offered. Using a Hierarchy chart of what types of development cost a community, the two suggestions would, in fact, increase the community revenues because they add more in taxes than they require in services. For a complete list of comments, please see the Appendix, Section 5.

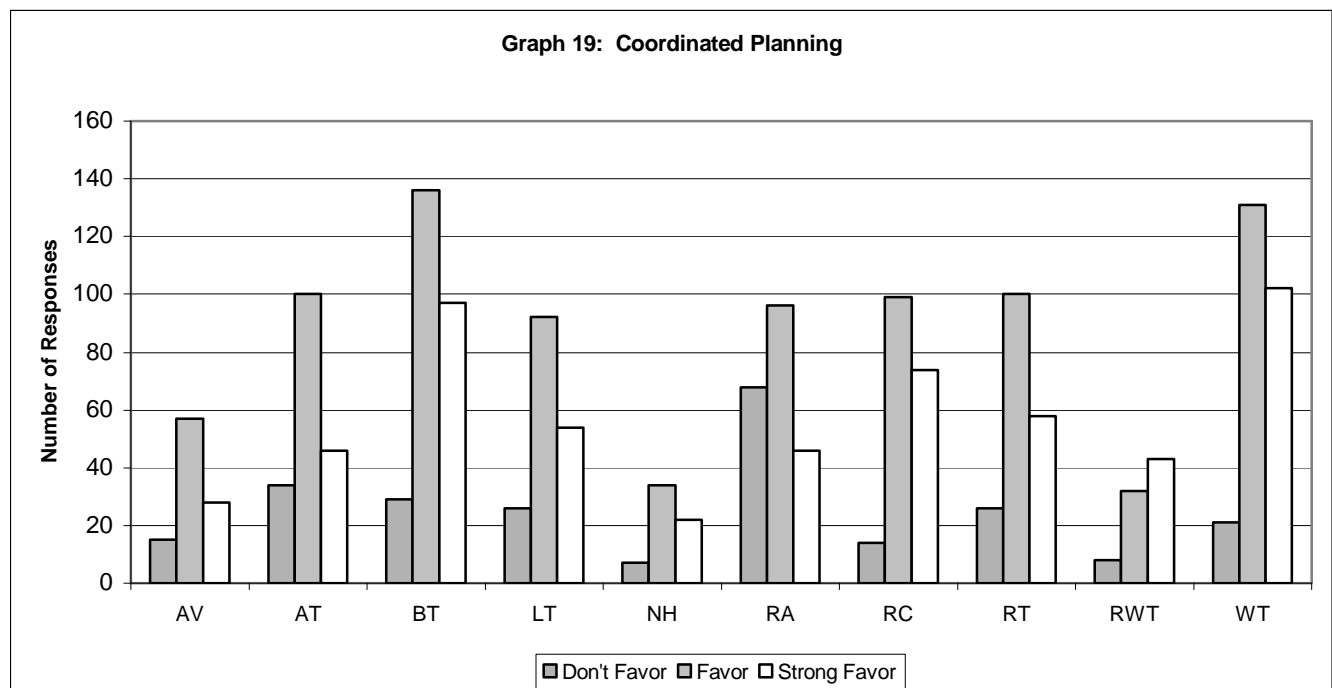
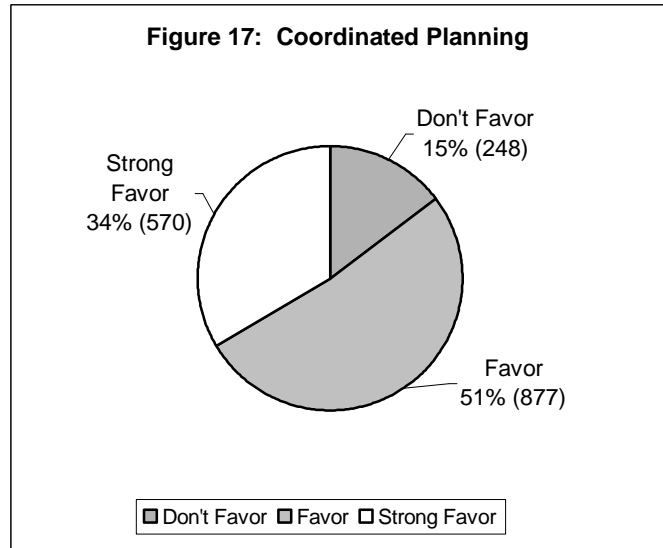
Table 14: Future Funding Priorities		Total	Don't		Support		S. Support		Mean	Rank
			1	%	2	%	3	%		
15i	Road repair and maintenance	2092	87	4.2%	747	35.7%	1258	60.1%	2.56	1
15k	Emergency services such as fire and police protection	2093	98	4.7%	762	36.4%	1233	58.9%	2.54	2
15d	Natural areas/open space preservation program	2008	211	10.5%	883	44.0%	913	45.5%	2.35	3
15h	Recycling	2054	207	10.1%	938	45.7%	908	44.2%	2.34	4
15b	Farmland preservation program for the community	2010	293	14.6%	956	47.6%	760	37.8%	2.23	5
15c	Land use planning and zoning	1968	258	13.1%	1022	52.0%	687	34.9%	2.22	6
15m	Upgrading and expanding school facilities	2038	401	19.7%	933	45.8%	703	34.5%	2.15	7
15g	Purchase of additional land as nature preserve(s)	1990	497	25.0%	840	42.2%	652	32.8%	2.08	8
15e	Public parks	2013	445	22.1%	1072	53.3%	495	24.6%	2.03	9
15j	Trails for hiking, biking	2035	563	27.7%	843	41.4%	628	30.9%	2.03	10
15l	Expansion of sewer and water for future development	2002	843	42.1%	691	34.5%	467	23.3%	1.81	11
15f	Public transportation with small buses	2009	966	48.1%	818	40.7%	224	11.2%	1.63	12
15a	Business and land development services	1880	1322	70.4%	481	25.6%	76	4.0%	1.34	13

Section 7: Coordinated planning

Macomb residents recognized that many complex issues cross jurisdictional lines, such as roads and water quality. This view was confirmed by their responses concerning the extent to which residents strongly favor (3), favor (2), or don't favor (1) *Coordinated planning with adjacent communities*. Responses from all 10 communities favored *Coordinated planning* efforts.

Of those that had an opinion, nearly 6 to 1 favored or strongly favored *Coordinated planning with adjacent communities*. Over 51% favored and another 34% strongly favored a more coordinated approach to planning. In the strength comparison of the total sample, 34% strongly agreed compared to 15% who did not favor *Coordinated planning*.

While the proposed *Coordinated Planning Act* did not pass, several activities were adopted regarding planning activities at the community level. Communities now must send notification to adjacent communities when the Master Plan process is initiated. Upon completion of the Master Plan, copies must be sent for review and comment to adjoining communities and the county Planning Commission for review.



Section 8: Reflections for Future Impact

Some final thoughts about residents' opinions and comments for elected officials.

- Citizens care about the issues that were relevant to their lives and that of their communities evidenced by the high return rate. Encouraging further involvement through continued dialogue and education will further engage residents.
- Citizens value the natural resources of Macomb County. Consistent support was indicated for the use, preservation and maintenance of the natural resources such as water, streams, woodlots and general preservation.
- Citizens recognized that growth was an issue that will continually face them. By and large, they supported growth provided that the infrastructure already exists. Residents identified developers as the focal point for the negative aspects of growth. Most were less than satisfied with government's role in handling the growth challenges in their community.
- Citizens recognized and acknowledged their poor understanding of land use issues. Growth and land use were integral components in the essence and nature of the community. Helping citizens through an educational process that increases their understanding of land use alternatives and decision making options will help the community engage citizens in the local governance process.
- Citizens strongly supported collaboration and communication with adjacent communities. Survey analysis revealed a strong consistency, similarity, and homogeneity of responses across resident populations in the top responses to the questions. This consistent and expressed support gives elected officials a citizen mandate for inter-governmental communication and problem solving regarding community planning and issues.

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If you have questions about this report please ask for
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Additional information from other municipalities can be
found at our website www.msue.msu.edu/macomb

Northern Macomb County Citizen Opinion Survey

The area has a variety of roads and road systems. In your opinion does the local, county, state and/or federal government need to:

Reroute M-19	Maintain gravel roads better. They are in much worse condition than in 3-4 years age
Traffic lights	Establish rails to trails project for horseback riders
Programs to expand roads before building permits	If you build it they will come!!
Exit ramp off I-94 and County Line Road	Access out of Richmond (Forest & Lowe Plank)
Alt. routes through & around small towns re: Romeo	Alternate route around M-19
Comment on b: by-pass M-19 thru town-use Lowe Plank to go around	Use tax dollars to improve existing roads. Do it smart. Don't waste our money
Traffic lights	Poor planning appears (long commute distances) largely responsible for need
High speed light rail	Build roads that don't have to be repaired frequently.
More traffic lights on Main St. (M-19)	Pave Lowe Plank & Pound
Do something about M19. Get the trucks to use alternate route	h.) Provide by-pass around City of Richmond.
Pave dirt roads	h.) Paving existing roads.
Improve dirt roads	Rural gravel speed limit set at 40mph except for emergencies.
h) Pave all mile roads.	Need bypass in Richmond
Stop lights	Maintain gravel roads
h) Bypass for Richmond.	Improve existing roads by blacktop
Fix old roads and keep maintained	h.) Keep up repairs.
Use state and local tax money for Main Street and parking lots	Pave gravel roads
h) Fix bridges.	Fix potholes
H:More lights.	Fix problem with dirt roads
By-pass Richmond - too much traffic	Freeways: Just fix right the first time. Hold contractor liable 25 years. M 53 needs 5 lanes!!!
Make Lowe Plank a By-Pass	Public transit: I don't consider ours one. Airport exp: done.
Repairs to potholes	Need to improve Romeo Airport. Need to pave Mound - Campground; widen "bypass" M-53.
Fix the ones we have.	Our roads are awful & we have no alternate routes. We need common sense & foresight in this area. Pave & make Mound go thru to M59 (work with other communities). Maintain the ones we have. Expand M53 Bypass to I69. Our unpaved roads never have been graded
Different route to Gratiot other than M-19	Paving 25 Mile on North.
Increase traffic signals (lights)	This is what I think the township thinks, these are not my opinion.
M-53	A. Van Dyke Corridor
More Traffic lights in town	Pave gravel roads
Pave dirt roads!!!!	E/W rds between communities
Traffic control	Traffic signal Jewel 26/27 Mile Rd.
Re-route some of traffic through town	Pave more dirt roads
Additional traffic lights	Pave all roads
Romeo & Wash Twp in particular have done a terrible job retaining & planning for large lot zoning (acreage minimums), open wooded areas in development plans. Within another 7 yrs this area will be like the Lakeside M59 corridor.	Expressway 53
H.) Freeways area catch 22. They increase urban sprawl.	Better maintenance of dirt roads
Need east/west expressway north of Hall Rd.	Pave unpaved roads
h.) Bike trails - walking trails.	Improve traffic signals instead of stop signs
Quit hot patching our roads.	Pave or increase grading of non paved roads
Implement public train transportation.	
Need stop light at 26 and Jewell	
M53 to connect to 69. M53 two lanes.	
Replace bridges-been out over 10 years.	

The area has a variety of roads and road systems. In your opinion does the local, county, state and/or federal government need to:

Improve M-53 to I-69
Better road maintenance
Maintain Romeo airport
Fix bridges that are out
Repair the roads we now have
Repair gravel roads
Fix bridges that are out
Care for roads we have
Build by-pass around Richmond
Reduce truck weights
Improve drainage along dirt roads so they're not
as affected by rains.
Pave dirt roads, quality road improvements
M-53-N-28 mi to I69
Post speed limit on gravel roads where residen-
tial is taking over. Need 4 way stop at 31 &
Campground before someone gets killed
Pave the roads in 2002
Pave Campground & 31 Mile
M-53 needs widening in 2 or 3 yrs
Improve East/West Roads
No more housing development! None!
Extra stars by #4 for improving roads
Better maintenance of all existing roads/streets
Acquire land adjacent to Romeo airport/expand
Improve subdivision roads
Pave gravel roads

Northern Macomb County Citizen Opinion Survey

The area has a variety of roads and road systems. In your opinion does the local, county, state and/or federal government need to:

More maintenance	Slow traffic down.
Pave all dirt roads & repair all closed bridges	Keep up present roads.
Cut down on building, this will help take care of the roads we have	Improve Chubb, Linda Dr. and Chester Rd.
Pave more dirt roads, eg. 30, 31, 34 Mile Rd.	Less semi traffic, lower speed limits
Bike paths.	M53 Bypass
Pave dirt roads	Build bridges and open roads.
Repair streets	Re: Question 4 - NONE, people should be allowed to have what they can afford.
Curb and gutter in village	Re: Question 5 h - Improve water drainage (ditches)
Bike/hike trails	c. M53 x-way to 69
Also downtown Armada area	Fix bridges/re-open
Armada's main roads are in very poor condition.	Stay country!
Better maint. of dirt roads	Fix roads & ditch drainage
Maintain small town roads	Blacktop mile roads
Replace 4 way stop with traffic lights	To make M-53 a four lane lined access highway from 28 mile rd to I-69
More frequent grading of dirt/gravel roads	Pave gravel roads.
Rail get rid of trucks	Pave secondary roads.
Dirt roads where school buses travel need posted speed limit and better maint.	Lower speed limits.
Improve gravel roads and pave more gravel roads.	Enforce existing ordinances.
h.) Maintain existing roads (gravel).	M-59 By Pass
Passing lanes at orchards	Just fix what they have - would be an improvement
Pave dirt roads	Fix bridges being unused (31 Mile and Omo), (30 Mile and Kunstman)
h.) Add right and left turn lanes at intersections.	Pave more roads and fix bridges.
Fix the lack of visibility of the curve/bridge on north ave. between Armada Center & Dayton Rds., before more people are killed.	Build roads properly the first time
Maintain dirt roads like St. Clair County does, they hold up great even after a lot of rain.	Maintain existing roads
Pave dirt roads	Major highway access with limited roads for labor plot.
Fix village sub roads in Armada	Train station
Pave roads, Armada roads are in terrible condition	Pave mile roads, widen M-53 bypass, extend M-53 by Pall all the way to I-69 freeway
Open closed roads and bridges	Better maintenance of gravel country roads
Plan the roads for the development don't wait until they are filled to capacity	Keep dirt roads graded
Lower taxes	Pave dirt roads Mound between 28 & 29 Mile
Finish M53 to I69	Bridge repair and replacement
Pave dirt roads	Pave 34-Mile; no dirt roads
Improve drainage/improve secondary roads	Make a road of the railroad track from 29 to 32 mile rd. Pave short section to connect pavements. (F)
Improve downtown Armada	Does not work
Repair roads	Pave roads
Expressway from Hall Rd to I69 connect	Pave dirt roads
Pave dirt roads	Improve existing roads such as 31 Mile between M59 and Van Dyke
Maintain ditches for movement of water	Maintain existing roads
Fix roads that need it	Pave gravel roads
Widen M-53	Use private concerns more. I.E. spraying chloride on the dirt roads and other maintenance functions
Maintain roads better or pave them	h) Pave east/west roads.
Keep up with gravel roads	
Improve dirt roads, i.e. drainage and ditches	

Northern Macomb County Citizen Opinion Survey

The area has a variety of roads and road systems. In your opinion does the local, county, state and/or federal government need to:

Maintain current gravel roads better
Black top gravel roads
Side streets are in horrible condition, poor drainage. Ridiculous pot holes, bridges out and ditches that don't drain.
Improve drains
Pave our roads
Pave 30 Mile/31 Mile Rd. Van Dyke to Freeway
The condition of unpaved roads is deplorable.
Pave 28 Mile Rd east of Romeo Plank.
Pave some dirt roads. Build a rec. center like Lapeer
Improve the dirt roads of Macomb County and Bruce Twp.
Maintain gravel roads better, ie. Dequindre between 32&36 Mile Rd
Current Land Use regs. May contradict township Land Use objectives. Land Division Act minimizes # of splits of large parcels and hence only encourages inefficient wage and accredited expansion.
h=more police on the roads
Grade dirt roads more often.
Fix bridges now
Stop constant repair - do it right the first time

Northern Macomb County Citizen Opinion Survey

The area has a variety of roads and road systems. In your opinion does the local, county, state and/or federal government need to:

Have M53 divided to I-69	Improve gravel roads more frequently - grading
Roads safer.	Freeway ramp at I-94 & Countyline Rd. would alleviate 1/2 traffic at I-94 & 26 Mile exit.
Commercial Airport	h.) Ditches need to be dug out so they can run the way they are supposed to.
More paving of dirt roads!!	H- developers should bear great responsibility for road development cost not taxpayers who were already there.
Pave gravel roads	Maintain existing
Secondary roads even if dirt roads need to be on a maintenance schedule, especially as subs go in.	Lower speed limit on dirt roads (29 Mile)
Pave Bordman Road to Van Dyke	Improve road conditions: 29 mile between Place and Omo *Very unsafe for school children/ buses
Maintain in winter	h.) Update roads before major development, let developer pay.
h.) Need M-53 Freeway built to north of Imlay City.	h.) Repair road.
Road upkeep and grade more often.	Utilize abandoned urban areas
Pave gravel roads.	Fix bridges
Signal lights on M53	Fix broken bridges
Many dirt roads need improved.	29 mile road needs gravel
Pave roads or improve surface material	Repair bridges
Connect M53 to I69, not VanDyke.	Paved roads
Pave dirt roads.	Tear down old New Haven foundry
h.) Extend M-53 expressway to I-69.	a. Widen I94 from 23 mile to Port Huron
Pave dirt roads.	h. need more "traffic lights" before death injury accidents happen (preventative)
Limit access to M-53	Pave roads, fix bridges
Finish M53 by-pass	Pave gravel roads
Eliminate dirt roads	Make sure ground wet or safe
Pave dirt roads	Widen Gratiot from 23 to 26 mile Rd.
Include thru streets with new developments. Too many private roads & closed subdivisions.	
Connector to I75 & I94 & I69	
Extend M-53 bypass to I - 69	
Add traffic lights	
Pave dirt roads	
Pave mile roads	
A more "driver friendly" construction schedule (not all major roads at once)	
Improve dirt roads	
Weight trucks carry	
H= Van Dyke E-way to 69 by pass	
Maintain and pave dirt roads	
Pave mud roads	
Pave dirt roads or keep them up so that they are passable	
Pave dirt roads.	
H=Maintain what we have better	
Stop building houses and businesses.	
Ditch or drain roads, repair or replace bridges	
Pave the busy gravel roads, fix bridges	
Monitor traffic flow on main roads.	
Improve dirt roads.	
Ramp off of I-94 to 24 mile rd.	
Entend M-53 highway to I-69	
Better drainage	

Northern Macomb County Citizen Opinion Survey

What do you believe are the barriers, if any, to meeting land use challenges in your community?

Work with and for others.	High Taxes forcing families to sell large parcels, because they can't afford to keep them. Developers offer so much.
Government ineptitude	Looks are important. Look at new Washington library-- "too modern". Looks like a storage complex. The Orchard Chrysler dealer has a better look! Plant more trees as they tear down.
Inadequate funding for protective measures	We need developers. You can't say no to everyone-we need shopping, theaters, restaurants, doctors, hospitals. We don't need more mobile-home parks. This area is growing fast. Get involved in planning the development.
i) To much development and strip malls.	Greed
Do not let Kroger come to Richmond and build a gas station when do not need or want one.	Lack of township board desire, to keep rural atmosphere.
Adequate water	Developers can outspend a community in the courts
Trying to be in agreement with adjacent local governments.	When can we get city water and sewers? Our streets are in very bad shape.
Traffic in small towns	Let people make a living and progress good for all
No opinion on the above	I think "we the people" should be able to have direct contact with the judges who decide cases involving developers v. townships.
Lack of state support for traffic lights downtown area	I don't know
Need light industries for tax relief	Poor long range planning, Washington Pointe Estates - poor use of land-too many houses for size of land
Taxes to high	Do not have enough knowledge in these areas to answer
Developers' power and GREED!	Government is a waste and only takes what people own
Too much rezoning & catering to builders/developers.	Downtown hodge-podge. Set a style and stick with it.
i.) Court decisions that ignore local plans and wishes.	Fighting off developers
Lack of commitment to retaining rural atmosphere	City fathers stick to the master plan and not cave into people or org. with money thru zoning variances
A wetland should stay a wetland and not be developed.	Local government desire for higher tax revenues
Temptation of farmers to sell for subdivisions.	Developers have bought and paid for Macomb County Officials
Regulating road use	Need water & not wells!
Greed & money	Higher priority to rails to trails
Limited Access M53 26 Mile - I69	Not sure.
Overpopulation. The community should attempt to slow new development.	Trees destroyed
The community should control growth to maintain rural character.	Developer litigation
Pressure from developers is the biggest barrier.	Village officers put a hold on everything
Funding to mount legal challenges to developers	We don't need any new building going up, leave it the way it is now
Having a voting day on an off day.	Rails/Trails not wanted
Greed	Too many "good ole boys" making decisions and selling out community
Poor government understanding of land use issues	Forced Growth - (Sub-housing)
Pressure from developers - very high	i.) Too many township ordinances.
No farmers, no food.	
Builders who get property rezoned in their favor	
Lack of preserving farmlands	
Need bypass in Richmond	
Maintain gravel roads	
Improve existing roads by blacktop	
h.) Keep up repairs.	
Pave gravel roads	
Fix potholes	
Fix problem with dirt roads	
Not aggressive enough fines for damage to wetlands etc. Anyone to destroy such places minimum \$1,000,000 fine and one year jail!	

Northern Macomb County Citizen Opinion Survey

What do you believe are the barriers, if any, to meeting land use challenges in your community?

Too much concern for insects, butterflys, etc.
 Officials don't support the wishes of the people ie:
 rails to trails was voted down & twp off are still trying
 to push it
 i.) Inheritance tax on property (farms).
 Not listening to people
 Some subs in Township of Armada should be al-
 lowed.
 Too much pressure for government mandated
 "cluster housing" in rural communities!
 Extreme taxes
 The matters of rural areas is that they don't have
 much economic development
 Would like to see Irwin Road extended to utilize our
 backside of our property [sic] , there is a drive to one
 house beyond
 Lack of property owner to have more say
 None
 Mobile home parks as a state protected industry.

If you have enough money you can sue for what
 you want -- it wastes local gov't resources.
 A waste of government money.
 Lack of long term planning. Look at Changassen,
 MN & Eden Prairie, MN for good examples
 f. is most important
 Make a policy so no more mobile homes can be put
 on private lots, one's on Linda Dr.
 Too many payoffs
 Lack of funds for preservation of agriculture, open
 space, wetlands, etc.
 Re: g. Too much (using lawsuits to break small
 township's budgets with litigations) for their own
 greed.
 Ability to sue when local regulations in code say
 NO.
 Stay country!
 It isn't a rural area anymore. All home being built
 are 2,3,4 hundred thousand dollar homes. The
 country setting is gone. Might as well bring in water
 and sewer.
 Pressure from big builders whose developments
 change valuations and taxes
 High taxes on farmland.
 We need something that pays taxes. We need
 home taxes to stay low.
 Housing should contain at least 5 acres.
 Too Little state support
 Too much local regulation/ordinances

Developers buy out the townships vote
 We have too many plazas, stores
 The law was passed in 1997 which said land cannot
 be simply split anymore after 10 years. Must be
 platted.
 Lack of support from jucidial system to township
 plans
 i) We are a planned community.
 l.) Lawsuits.
 Poor or limited media coverage
 Improve the dirt roads of Macomb County and
 Bruce Twp.
 There should be very specific rules of remodel and
 painting of buildings in the village. It should be kept
 Historically correct. Lombardo is doing a great job in
 keeping in tune with that.
 Too much influence by those with lots of money
 Lack of good roads and maintenance.
 We feel very different about the rate of growth in
 Romeo than we feel about growth in Washington.
 Washington is "out of control" and unfortunately
 they are right on Romeo's border so this growth is
 affecting Romeo as well. Romeo does not need
 strip center.
 i.) Land rape. Like at 33 and Campground - they
 cut all the trees/turned a wonderful area into mud.
 Have no idea
 No impact tax laws
 Not enough money to challenge wealthy develop-
 ers.
 Too many developers, though court actions win
 over ojective of tax payer.
 Why grow at all? Leave the community small and
 rural! Follow the money interests into the sewer!
 Private property rights are too often over regulated
 due to pressure from special interest groups.
 Do not use public funds to bail out polluters. Fine
 them and make them pay.
 Developers pressure on rezoning not in accordance
 with community plans and housing near by.
 Need to enforce existing laws. You cannot allow de-
 velopers with all the money and lawyers to dictate
 the future of our community!
 Adhere to Master Plan
 If you have money you can grease any pot to get
 what you want.
 Lack of planning.
 Over rule at court level

What do you believe are the barriers, if any, to meeting land use challenges in your community?

Too many ordinances aren't important and other important ones aren't enforced.

i.) Too many politicians lining their pockets with developers money.

Lack of using vacant lots and stores.

Items A thru E and Item G do not apply. Item F-The public understands land use issues, but the elected officials do not listen or support the public's views as they elected to do. I=stop developing the land too much politics.

Developers basically own Macomb Twp. Trustees especially supervisor.

Harrison Twp. E. of Harper S. of 15 Mile. A beautiful wetlands is a dumping ground-The kids run wild in there and slaughter the wild life-it should be a protected park.

Don't save farmland, for some people it is their retirement

Stop making stupid regulations

Too little Govt. involvement in protecting farmland.

Unknown factor

The lack of our local officials to understand that you can not stop progress and stop being afraid of it.

Need better roads to support development

Too many trailer parks.

Too many regulations

i.) Land fill.

Upkeep on homes

i. fighting at council level

i. too many factories

Non-conforming

No development needed

Northern Macomb County Citizen Opinion Survey

Public officials need to know your concerns about the economic future of your area. Indicate the level of effort (time and money) you feel should be directed towards attracting the following activities to your community.

Getting taxes lowered way too high	Roads & city water
h) We have to much development in the City of Richmond and to much traffic.	Outdoor nature areas
Single home on one to four acres	Improve roads,image and beautification ex: Big Beaver near Somerset mall
Construct M-19 bypass instead of allowing traffic thru city.	Washington Twp. needs a retail downtown development
Factories-to lower taxes, Edison, etc.	Do what ever it takes to keep the orchards.
Infrastructure Improvements	Improve downtown Romeo shopping choices.
Let them build as long as they pay their share of taxes.	We already have enough sudivision activity!
Meijers, GOOD restaurants. Moved out of Shelby Twp. because of runaway development!!	We've lived here for about 10 yrs. The reason we moved here was for the smaller town/country atmosphere. Unfortunately all that is quickly disappearing. I realize it all boils down to money.
Heavy manufacturing	Golf courses
H - Senior condo development near some of our golf courses in 150, 000 to 200,00 range.	No more taxes
No faith a modest tax fee would be managed to preserve farmland.	Expand local airport for future travel/ business support
Activities aimed at younger people. Education, new technologies such as microprocessing data.	2.g. We don't have any public lands 6.f. We have very few! 10.a. & that developers pay the cost of needed improvements.
We are not providing the youngest generation with any reasons to stay in older small towns. Society is rapidly evolving and we are not giving meaningful educational opportunities.	Develop downtown area with buildings that must meet the historic style of existing buildings.
Cultural Events.	H:More places to work close by
Romeo Airport	e.) No effort.
No new housing/pressure old business district.	Subdivision w/1-2 acre parcels minimum
f: Only businesses that do not pollute -- NOT golf courses.	Decreasing lot size
h. Museums, nature centers & preserves,square dancing halls, small unique shops, gardens, x-country ski trails, organic farms, advanced educ. facilities, science center, imax theater.	No subdivisions - only min of 2 acre parcels
Rails to Trails Program	Road and drainage maintenance
h:protect under developed land	H - Need tax base only hope for a greenbelt in the whole county
Get taxes from light manufacturing.	The matters of rural areas is that they don't have much economic development
Fix our roads!	No subdivisions
Commercial manufacturing park	Museums
Need bypass in Richmond	Small,family owned, inconspicuous businesses (i.e. contractors, landscapers)
Maintain gravel roads	Mobile home parks
Improve existing roads by blacktop	Bigger library
h.) Keep up repairs.	Keep Ray Twp. Rural.
Pave gravel roads	Mobile home parks
Fix potholes	Minimum 5 acre lots
Fix problem with dirt roads	Stay country!
Re "C" Farming: support locals. Rebuild Romeo & Washington "towns" like historic sites and farms.	Cluster housing
Sub divisions	I want Ray Twp. to stay rural
Health care facilities and recreation facilities.	Horse and bike trails, community recreation.
Large acres parcels, (10 plus)	No development
	Would like water and sewers.
	Heavy industry, low effort.
	Limit housing to 2 to 5 acres.

Northern Macomb County Citizen Opinion Survey

Public officials need to know your concerns about the economic future of your area. Indicate the level of effort (time and money) you feel should be directed towards attracting the following activities to your community.

No mobile home parks.
Restaurants
No more new housing
Large Mfg complex
Restaurants
Restaurants
h:new roads, security
High tech or professional businesses.
Not the function of the Government
No new subdivisions until roads are made safer.
More retail stores/shopping options.
Family/small community
Maintain farms and orchards
We need a hotel or motel in area; also a small campground. But please, no more golf courses or gas stations.
A safe quiet place to live
No need to attract anything. Let it grow naturally.
Trailer or H. Density mobile type homes
Zoning control more community activity like fairs, animal 4H and others.
Question 11: Look at Chesterfield and what they have done with their parks and good ball fields, etc.
Encourage local roadside stand or Farmers Markets
Develop only non farmland
New housing development(sub-divisions)
h.) Bike Trails/Walking, etc.
Stop land fills and garbage coming from other states and Canada.
garbage dumps
Subdivisions
No support for e) New housing development (subdivision)

Northern Macomb County Citizen Opinion Survey

As the community continues to grow and develop, additional public services will be required. Please indicate the extent to which you support public financing to pay for any of the following:

Builders should pay for expansion of sewer and water for future development	Are you kidding about expanding sewers and water for future development
Current taxes already at unreasonable level!	Construction contractors should be held responsible for road repair and maintenance
No more public financing	Support 2 small high schools
Help the aging	For developers let them pay
We have no industrial property for additional industrial businesses to move to Richmond.	Waste disposal
Tax council to understand how to lower them	Prefer private companies as opposed to public.
Infrastructure Expansion	Dog park
N - Emergency health care availability. Think about it. How many miles to St. Joe's and Crittendon.	Build just basic schools, not million dollar schools
Traffic management.	Improvement /expansion of town water supply
Romeo Airport	n.) Control of school spending.
Farm businesses	j.) Can't say no enough times for you.
Farm Businesses	Private schools
Urgent care facility	Developing downtown area with improved building structures & new restaurant
Adding/splitting school districts	A maintenance program for neglected county drains
Rails to Trails for horseback activities	N - Attract doctors, none present in 15 years.
\$63 million from state transportation fund transferred to other funds last year.	I believe all our public maint. are not adequate
We have 3 police programs in the Richmond area now we don't need, 1- small Germany you can't go to the back of a school or gas station thru town and not see 1 cop.	Okay as is
Mobile home park	Have sufficient parks in area.
If they keep the school facilities by the original school facilities	Speed limits (slower)
N:rainwater runoff=3 (strong support)	Stay country!
There should be strict laws against changing zoning that allows builders to do what they want at the expense of our rural beauty. Most of the time they have more money behind them then our local government so they get their way in court by sueing.	Need amalgamation of school systems.
j. Horsback riding m. Just did it less than 5 years ago.	Pave dirt roads
Areas of our metropolitan area are already better suited to provide these services than our community	Anti-blight programs - clean up rusting autos, vehicles, mini junkyards; make landlords fix up rental dwellings.
Need bypass in Richmond	Pay for none better manage existing money
Maintain gravel roads	Romeo, Bruce, Washington need good restaurants and stores like downtown Rochester
Improve existing roads by blacktop	Our taxes are too high now.
h.) Keep up repairs.	Better, more efficient roads allow us to get where we want to go so every community doesn't need one of everything
Pave gravel roads	Senior Programs
Fix potholes	Need new water and sewer facility
Fix problem with dirt roads	n.) Shopping facilities.
Senior discount taxes. Over 70 no taxes. Maintain lot sizes. No more trailer parks!!	Cut away from Washington, let that district merge with Utica, you'll have enough schools
#15-n:just spent fortune on new taxes for schools	Improve method for determining future needs before asking for more funding for schools.
City water	Get city water in village
Roads in my neighborhood are terrible.	Under very close supervision by the the public.
	Public officials lose or mismanage public money.
	Stop the growth its destroying the land and rural life.
	Water and sewer charge our tax money and then double charge the consumer when they install it.
	City Water
	k. We have 2 already

Northern Macomb County Citizen Opinion Survey

As the community continues to grow and develop, additional public services will be required. Please indicate the extent to which you support public financing to pay for any of the following:

Join multi Township board to support farm and open spaces in north Macomb County
Keep local govt. out of slowing down progress!
We will move out of this area if it keeps building more and more
Provide natural gas to more areas.
Gravel all roads
One question not asked was removal of condemned property or unnecessary debris. I believe these to be health hazards and eye sores to the community
Stop foreign trash from coming into our area and state. It appears far too many are selling the citizens out. This is the number one complaint I have with office holders.
I pay too much tax already.
H: Recycling - we already get this service for free because the landfills in our community. L: Sewer expansion - If the do continue development, people like us who are on a well system will eventually have to be on public water.